174.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,100 / 713,100
					USE VALUE:	713,100 / 713,100
					ASSESSED:	713,100 / 713,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIBEIRO JOSE
Owner 2:	
Owner 3:	
Street 1:	45 ARNOLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOPEZ PATRICIA MARY -
Owner 2:	-
Street 1:	45 ARNOLD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,550 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4550.000	323,500		389,600	713,100
Total Card	0.104	323,500		389,600	713,100
Total Parcel	0.104	323,500		389,600	713,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.19 | /Parcel: 450.1

Legal Description

User Acct 115994

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 09/04/20

Parcel ID 174.0-0003-0014.0

!13521!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	162,700	0	4,550.	389,600	552,300	552,300	Year End Roll	12/18/2019
2019	101	FV	84,300	0	4,550.	384,000	468,300	468,300	Year End Roll	1/3/2019
2018	101	FV	168,500	0	4,550.	294,900	463,400	463,400	Year End Roll	12/20/2017
2017	101	FV	168,500	0	4,550.	278,300	446,800	446,800	Year End Roll	1/3/2017
2016	101	FV	168,500	0	4,550.	256,000	424,500	424,500	Year End	1/4/2016
2015	101	FV	157,200	0	4,550.	239,300	396,500	396,500	Year End Roll	12/11/2014
2014	101	FV	157,200	0	4,550.	220,400	377,600	377,600	Year End Roll	12/16/2013
2013	101	FV	157,200	0	4,550.	220,400	377,600	377,600		12/13/2012

PRINT

Date	Time
12/11/20	03:27:45

LAST REV

Date	Time
09/04/20	11:04:20

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13521

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOPEZ PATRICIA	1522-119		2/9/2018	Mult Lots	605,000	No	No		
	1042-93		4/1/1988			No	No		A
KILMARTIN MARIO	816-109		3/23/1973	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2019	1323	Inter Fi	94,000	O				
8/9/2018	1147	Heat App	15,000	C				
4/17/2018	435	Addition	101,500	O				
2/26/2018	208	Inter-De	8,200	C				
4/4/1995	155	Manual	2,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2020	Measured	DGM	D Mann
7/28/2020	Mail Update	MM	Mary M
10/2/2019	Left Notice	DGM	D Mann
10/2/2019	Permit Visit	DGM	D Mann
10/22/2008	Meas/Inspect	345	PATRIOT
3/23/2005	External Ins	BR	B Rossignol
2/9/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4550		Sq. Ft.	Site		0	70.	1.22	6									389,551						389,600	

Total AC/HA: 0.10445 | Total SF/SM: 4550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,551 | Spl Credit | Total: 389,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	8 - Plyw Panel		
Sec Int Wall:	2 - Plaster	30	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31287873
Const Adj.:	0.96468580
Adj $ / SQ:	132.984
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326750
Depreciation:	3268
Depreciated Total:	323483

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 5		Baths: 1		HB					

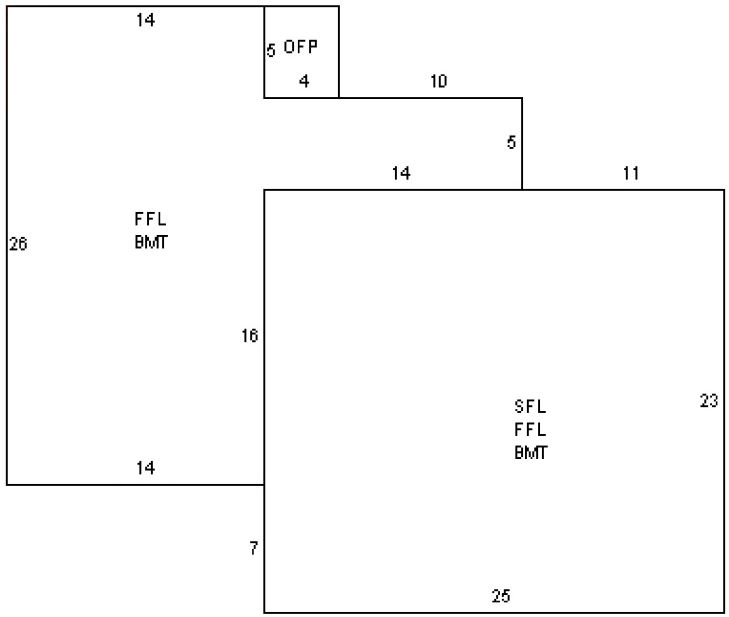
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.98
Special Features:	0	Val/Su Net:	123.80
Final Total:	323500	Val/Su SzAd	204.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,009	39.900	40,254
FFL	First Floor	1,009	132.980	134,181
SFL	Second Floor	575	132.980	76,466
OFP	Open Porch	20	42.450	849

Net Sketched Area:	2,613			Total:	251,750
Size Ad	1584	Gross Are	2613	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

174.0-0003-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	